

Villagio I Homeowners Association  
**General Session Meeting Minutes**  
**November 20, 2014**  
**San Clemente Community Center**

**Attendance**

Board of Directors

Dan Gutierrez, President  
Seth Forester, Treasurer  
Dianne Lynch, Secretary  
Jerry Anderson, Director

Absent:

Bob Speidel, Vice President

Management

Karrie Daugherty, Community Association Manager  
Jenna Campbell, Recording Secretary

**Call to Order**

The meeting was called to order at 6:39 PM.

**Show Cause Hearing**

708 Via Otono (Dead ivy and architectural issues)  
Homeowner not in attendance. (refer to Executive Session minutes)

**Homeowners Forum**

No homeowners were in attendance.

**Minutes**

Board reviewed the meeting minutes from the General Session Meeting held on October 16, 2014.

Motioned, Seconded: "To approve the October 16, 2014 General Session Meeting Minutes "

**Approved: 4-0**

**Financials**

Board reviewed the financial statements for the period ending October 2014.

Motioned, Seconded: "To approve the October 2014 financial statement."

**Approved: 4-0**

**Delinquency**

Board reviewed delinquency list.

**Correspondence**

Board reviewed the report from Patrol One.

**Landscape**

Board reviewed the proposals from The Soto Company for the trimming of twenty (20) Pine trees on the slope.

Motioned, Seconded: “To approve proposal from The Soto Company in the amount of .”  
**Approved: 4-0**

Board reviewed the proposal from Top Notch for the crowning of 3 Pine trees in view of uphill neighbor.

Motioned, Seconded: “To approve the proposal from Top Notch in the amount of \$1,200.00 – homeowner to pay entire amount.”  
**Approved: 4-0**

**Unfinished/New Business**

Board reviewed the draft 2015 budget.

Motioned, Seconded: “To approve the 2015 budget, with pending corrections: \$100 increase for Professional Management fees, juggling of funds.”  
**Approved: 4-0**

Board reviewed the v-ditch inspection proposal from Peter Drilling and Contracting.

Motioned, Seconded: “To approve the proposal – to be paid from the settlement reserve account.”  
**Approved: 4-0**

**Next Meeting**

The next meeting will be held January 25, 2015 at the San Clemente Community Center.

**Adjournment**

The meeting adjourned to Executive Session at 7:46 PM.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Villagio I Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.*

Respectfully Submitted:

---

Jenna Campbell, RS

---

Board Signature